



HOUSING AUTHORITIES CITY OF EUREKA & COUNTY OF HUMBOLDT



735 WEST EVERDING STREET, EUREKA CA 95503
PHONE: (707) 443-4583 FAX: (707) 443-4762 TTY: (800) 651-5111
WWW. EUREKAHUMBOLDTHA.ORG

AGENDA REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF EUREKA BOARD OF COMMISSIONERS

Tuesday, February 17, 2026, 5:45 p.m.

LOCATION

Housing Authority of the City of Eureka
735 W. Everding Street, Eureka CA

Portions of this meeting may be conducted by teleconferencing in accordance with Government Code Section 54953(b). Teleconference locations are as follows: 735 W. Everding St., Eureka CA. This location is accessible to the public, and members of the public may address the Housing Authority of the City of Eureka Board of Commissioners from any teleconference location.

PUBLIC PARTICIPATION

Public access to this meeting is available at the location above.

Persons wishing to address the Board of Commissioners are asked to submit comments for the public speaking portion of the agenda as follows:

- Send an email with your comment(s) to heatherh@eurekahumboldtha.org prior to the Board of Commissioners meeting; or
- Call and leave a message at (707) 443-4583 ext. 219; or
- Request to speak during Public Comment (agenda item 2), subject to applicable time limits.

When addressing the Board on agenda items or business introduced by Commissioners, members of the public may speak for a maximum of five minutes per agenda item when the subject is before the Board.

1. Roll Call

2. Public Comment (Non-Agenda):

This time is reserved for members of the public to address the Committee relating to matters of the Housing Authority of the City of Eureka not on the agenda. No action may be taken on non-agenda items unless authorized by law. Comments will be limited to five minutes per person and twenty minutes in total.

3. Approve minutes of the Board of Commissioners meetings:

Pg. 4-10 3a. Regular meeting, December 15, 2025

4. Bills and Communications:

Pg. 11-13 4a. CTCAC 12/10/2025 Tax Credit Reservation Letter



The Housing Authorities are Equal Housing Opportunity Organizations



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5. Report of the Secretary:

The Report of the Secretary is intended to brief the Commission on items, issues, key dates, etc., that do not require specific action, and are not separate items on the Board of Commissioners Agenda.

- Pg. 14 5a. Occupancy and Leasing Report
15-17 5b. HCV Utilization Reports
18 5c. Repositioning Updates

6. Reports of the Commissioners:

This time is reserved for Commissioners to share any relevant news or Housing related endeavors undertaken by Commissioners.

7. Unfinished Business: None

8. New Business:

- Pg. 19-22 8a. Resolution 2033, Authorizing the Submission of Disposition Applications to the U.S. Department of Housing and Urban Development Special Applications Center of the Green, Blue, and Red Phase Rehabilitation and Redevelopment Projects. (Note that this is an update of Board Resolutions 1998, 1999, and 2000, approved June 24, 2024, authorizing submission of HUD applications.)
Recommended Board Action: *Accept and Adopt for Approval*
- Pg. 23-34 8b. Resolution 2034, Declaring Property at 3230-3254 Hiler Street as Exempt Surplus Property (Green Phase)
Recommended Board Action: *Accept and Adopt for Approval*
- 35-36 8c. Resolution 2035, Declaring Scattered Site Properties as Exempt Surplus Property for Rehabilitation (Red Phase)
Recommended Board Action: *Accept and Adopt for Approval*
- 37-38 8d. Resolution 2036, Declaring Property at 1115 C Street as Exempt Surplus Property (Blue Phase)
Recommended Board Action: *Accept and Adopt for Approval*
- 39-40 8e. Resolution 2037, Declaring Property at 1137 C Street as Exempt Surplus Property (Purple Phase)
Recommended Board Action: *Accept and Adopt for Approval*
- 41-42 8f. Resolution 2038, Declaring Property at 3117-3135 Prospect Avenue as Exempt Surplus Property (Everding Community Center/Boys & Girls Club Facility)
Recommended Board Action: *Accept and Adopt for Approval*
- 43 8g. Informational: 2026 Board of Commissioners Meeting Schedule

9. Closed Session – If needed.

10. Adjournment

Note: The next regularly scheduled meeting is March 16, 2026.



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* * * Note * * *

Documents related to this agenda are available on-line at:

<https://eurekahumboldtha.org/governance/>

Know Your Rights Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Commissioners exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review.



The Housing Authorities are Equal Housing Opportunity Organizations



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MINUTES

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF EUREKA BOARD OF COMMISSIONERS MEETING

Monday, December 15, 2025

Chairperson Serotta declared a quorum present and called the meeting to order at 5:47pm.

1. Roll Call

Present: Chairperson Serotta
Vice Chairperson Konkler
Commissioner Byers
Commissioner Escarda
Commissioner Maschke
Commissioner Raymond (at 5:52 pm)

Absent: None

Staff: Churchill, Humphreys, Wiesner

Public: None

2. Public Comment (Non-Agenda): None heard

3. Approve minutes of the board of commissioners meeting held October 20, 2025.

Motion to approve the minutes of the October 20, 2025 regular meeting made by Commissioner Escarda.

Second – Commissioner Byers

Ayes: Byers, Escarda, Konkler, Maschke
Nays: None
Abstain: Raymond, Serotta
Absent:

Chairperson Serotta declared the motion carried to approve the minutes of the regular meeting held October 20, 2025.

4. Bills and Communications: Tenant Newsletter, December issue, Q4 2025. Board members thanked staff for providing regular and useful information to tenants.

5. Report of the Secretary:

5a. Occupancy and Leasing Report
Secretary Churchill updates the board on this report.

5b. HCV Utilization Reports
Secretary Churchill updates the board and goes over key points of the report.

- 5c. Repositioning Updates
Secretary Churchill briefs the board on this report noting that the September 4% tax credit application resulted in a December 10, 2025 award recommendation.

6. Reports of the Commissioners: None heard.

7. Unfinished Business: None.

8. New Business:

- 8a. Resolution 2027, Proposed Utility Allowance Study Schedule for 2026
Recommended Board Action: *Accept and Adopt for Approval*

RESOLUTION 2027

**ADOPT UPDATED UTILITY SCHEDULE
PUBLIC HOUSING – CITY OF EUREKA**

WHEREAS, The U.S. Department of Housing and Urban Development requires a survey of utility usage and fees be done to ascertain a schedule of Public Housing allowances for tenant furnished utilities; and

WHEREAS, The Housing Authorities have contracted with the Nelrod Company to complete a Resident Life Utility Allowance Survey and Study for Public Housing; and

WHEREAS, The Survey demonstrates a need to adjust the present utility allowances to bring them in line with actual cost figures;

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Eureka approve and adopt the June 2025 updated schedule for Public Housing Utility Allowances for Resident Furnished Utilities and Other Services, effective January 01, 2026.

Motion to approve Resolution 2027 made by Commissioner Raymond.

Second – Commissioner Maschke

Ayes: Byers, Escarda, Konkler, Maschke, Raymond, Serotta
Nays: None
Abstain: None
Absent: None

Chairperson Serotta declared the motion carried to approve Resolution 2027.

- 8b. Resolution 2028, Longevity Pay Program MOU
Recommended Board Action: *Accept and Adopt for Approval*

RESOLUTION NO. 2028

**APPROVING A MEMORANDUM OF UNDERSTANDING
ESTABLISHING A LONGEVITY PAY PROGRAM**

WHEREAS, the Housing Authority of the City of Eureka (“Housing Authority”) recognizes the value of long-term employee service and seeks to implement a structured program to acknowledge continued dedication and institutional knowledge; and

WHEREAS, the Housing Authority of the City of Eureka has developed a Memorandum of Understanding (“MOU”) establishing a Longevity Pay Program for employees; and

WHEREAS, the Housing Authority of the City of Eureka and the Housing Authority of the County of Humboldt are parties to a Cooperation Agreement dated February 10, 1971, which establishes the required payroll allocation procedures between the agencies, and both entities shall continue to follow and implement payroll allocations in accordance with the terms set forth in that agreement; and

WHEREAS, the proposed MOU outlines eligibility requirements, definitions, calculation methods, and implementation provisions for the Longevity Pay Program; and

WHEREAS, the proposed MOU defines “base salary” and outlines a longevity pay schedule of the following benchmarks:

- 10 years of service: 2% of base salary
- 15 years of service: 4% of base salary
- 20 years of service: 6% of base salary
- 25 years of service: 8% of base salary
- 30 years of service: 10% of base salary
- 35 years of service: 12% of base salary

WHEREAS, the Board of Commissioners has reviewed the MOU and finds that adoption of the Longevity Pay Program is in the best interest of the Housing Authority employees;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Eureka hereby approves and adopts the Memorandum of Understanding Establishing a Longevity Pay Program as presented, including the terms, conditions, and provisions contained therein; and

BE IT FURTHER RESOLVED that the Executive Director, or their designee, is authorized and directed to execute the MOU and implement the Longevity Pay Program in accordance with its provisions; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

Motion to approve Resolution 2028 made by Commissioner Raymond.

Second – Commissioner Konkler

Ayes: Byers, Escarda, Konkler, Maschke, Raymond, Serotta
Nays: None
Abstain: None
Absent: None

Chairperson Serotta declared the motion carried to approve Resolution 2028.

8c. Resolution 2029, HACE FY2024 Financial Audit Report
Recommended Board Action: *Accept and Adopt for Approval*

RESOLUTION 2029

TO ACCEPT AGENCY AUDIT REPORTS FISCAL YEAR ENDING DECEMBER 31, 2024

WHEREAS, It is a requirement of the United States Department of Housing and Urban Development that the Housing Authority have an independent audit of Compliance and Internal Control Over Financial Reporting based on Audit of Financial Statements Performed in Accordance with Government Audit Standards; and

WHEREAS, It is a requirement of the United States Department of Housing and Urban Development that the Housing Authority have an independent audit of Compliance with Requirements Applicable to Each Major Program and on Internal Control Over Compliance in Accordance with OMB Circular A-133; and

WHEREAS, The Housing Authority has contracted with Smith Marion, Certified Public Accountants, to complete the audit; and

WHEREAS, Annual Audit has been completed and the Auditors Report has been submitted to the members of the Board of Commissioners for review and approval; and

WHEREAS, The Commissioners have reviewed the audit report and found it to be substantially correct.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Eureka do hereby accept the Audited Financial Statements for the fiscal year ending December 31, 2024.

Motion to approve Resolution 2029 made by Commissioner Byers.

Second – Commissioner Raymond

Ayes: Byers, Escarda, Konkler, Maschke, Raymond, Serotta
Nays: None
Abstain: None
Absent: None

Chairperson Serotta declared the motion carried to approve Resolution 2029.

8d. Resolution 2030, Employee and Commissioner Out of State Travel, Nelrod Conference
Recommended Board Action: *Accept and Adopt for Approval*

RESOLUTION No. 2030

**AUTHORIZING OUT-OF-STATE TRAVEL FOR
HOUSING AUTHORITY OF THE CITY OF EUREKA EMPLOYEES AND COMMISSIONER
TO A NELROD CONFERENCE IN LAS VEGAS NEVADA, FEBRUARY 2026**

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Eureka recognizes the importance of providing employees and commissioners of the Housing Authority with access to professional development, training, and collaboration opportunities that advance the Organization’s mission; and

WHEREAS, an upcoming conference to be held in the State of Nevada offers essential training, industry updates, and peer engagement that will directly support the Organization’s programs and service delivery; and

WHEREAS, out-of-state travel by Housing Authority employees and commissioners requires prior authorization from the Board of Commissioners and must comply with all applicable state policies, fiscal controls, and travel regulations;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes designated employees and commissioners of the Housing Authority of the City of Eureka to travel to the conference in Nevada for official business purposes; and

BE IT FURTHER RESOLVED that the Executive Director (or designee) is authorized to approve the specific employees and commissioners attending, confirm that the travel is necessary and within approved budget parameters, and execute all related travel documents, reservations, and reimbursement approvals; and

BE IT FURTHER RESOLVED that this authorization applies solely to the approved conference in Nevada and shall remain in effect until the completion of such travel or until modified by the Board.

Motion to approve Resolution 2030 made by Commissioner Byers.

Second – Commissioner Raymond

Ayes: Byers, Escarda, Konkler, Maschke, Raymond, Serotta
Nays: None
Abstain: None
Absent: None

Chairperson Serotta declared the motion carried to approve Resolution 2030.

8e. Resolution 2031, Write Off of Uncollectible Debt
Recommended Board Action: *Accept and Adopt for Approval*

**RESOLUTION 2031
TO WRITE OFF CERTAIN UNCOLLECTIBLE ACCOUNTS RECEIVABLE**

WHEREAS, All efforts to collect certain accounts from former tenants of the Conventional Public Housing program have been unsuccessful; and

WHEREAS, The U.S. Department of Housing and Urban Development has recommended that after all reasonable efforts have been made to collect vacated accounts, the Board of Commissioners, based on the recommendations of the Executive Director, should authorize the charging off such accounts; and

NOW, THEREFORE, BE IT RESOLVED, That the following accounts be transferred to Collection Loss:

<u>Housing Program</u>	<u>Amount</u>
Public Housing, Passed Away	\$7,846.76
Public Housing, Passed Away	\$8,751.12

Motion to approve Resolution 2031 made by Commissioner Konkler.
Second – Commissioner Maschke

Ayes: Byers, Escarda, Konkler, Maschke, Raymond, Serotta
Nays: None
Abstain: None
Absent: None

Chairperson Serotta declared the motion carried to approve Resolution 2031.

8f. Resolution 2032, Admissions and Continued Occupancy Policy Update
Recommended Board Action: *Accept and Adopt for Approval*

**RESOLUTION 2032
APPROVING AND ADOPTING UPDATED PUBLIC HOUSING PROGRAM ADMISSIONS &
CONTINUED OCCUPANCY POLICY**

WHEREAS, It is a requirement of the Housing Authority of the City of Eureka to have an updated, approved Admissions & Continued Occupancy Policy for the administration of its Public Housing programs; and

WHEREAS, Staff has amended the current Admissions & Continued Occupancy Policy to include new U.S. Department of Housing and Urban Development mandated program changes; and

WHEREAS, The Commissioners have reviewed the proposed Admissions & Continued Occupancy Policy for Public Housing; and

WHEREAS, The proposed was advertised and made available for forty-five (45) days of public comment: and

WHEREAS, The Admissions & Continued Occupancy Policy will be sent to HUD for their reference; therefore

BE IT RESOLVED, That the Commissioners of the Housing Authority of the City of Eureka do hereby approve and adopt the proposed Admissions & Continued Occupancy Policy for Public Housing update effective January 01, 2026.

Motion to approve Resolution 2032 made by Commissioner Raymond.
Second – Commissioner Konkler

Ayes: Byers, Escarda, Konkler, Maschke, Raymond, Serotta
Nays: None
Abstain: None
Absent: None

Chairperson Serotta declared the motion carried to approve Resolution 2032.

9. Closed Session: None needed.

10. Adjournment

There being no further business to come before the Commissioners, the meeting was adjourned at 6:09pm.

Secretary

Chairperson



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

901 P Street, Suite 213A
Sacramento, CA 95814
p (916) 654-6340
f (916) 654-6033
www.treasurer.ca.gov/ctcac

Reservation Letter Tax Exempt

December 10, 2025

Cheryl Churchill
Hiler I LP
735 West Everding Street
Eureka, CA 95503

Email: cherylc@eurekahumboldtha.org

RE: **CA-25-755 / Green Phase**
3230 Hiler Street
Eureka, CA 95503

Dear Cheryl Churchill,

The California Tax Credit Allocation Committee (CTCAC), in its role as administrator of the federal and California Low Income Housing Tax Credit programs (Tax Credit programs) established by Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), and Sections 12206, 17058 and 23610.5 of the California Revenue and Taxation Code, respectively, hereby reserves for the project referenced above low-income housing tax credits in the following amount(s) and under the following conditions and limitations:

\$3,310,890 in federal Tax Credits annually for each of ten years (applicable percentage of 4.00%);

These credit amounts have been calculated using a qualified basis and applicable percentage identified in the attached staff report. While the actual qualified basis may change, the credit amounts of the reservations stated above can be adjusted for projects requesting credit under Regulation Section 10326 at the time of placed-in-service.

CTCAC has reviewed all documentation required to be submitted before issuance of this letter and finds them to be acceptable and in accordance with the Qualified Allocation Plan. Additionally, CTCAC conducted its initial evaluation to determine the appropriate amount of tax credits needed for financial feasibility and long-term viability.

This evaluation is performed to assess whether development and operating costs are reasonable, that program requirements are being adhered to and that no more tax credits are awarded than are needed to fill the gap left after considering all other committed funding. Any special conditions stated in the attached staff report must be adhered to.

MEMBERS
FIONA MA, CPA, CHAIR
State Treasurer

MALIA M. COHEN
State Controller

JOE STEPHENSHAW
Director of Finance

GUSTAVO VELASQUEZ
Director of HCD

TONY SERTICH
Executive Director of CalHFA

EXECUTIVE DIRECTOR
MARINA WIANT

This reservation of tax credits is conditioned upon the receipt of a tax-exempt bond allocation no later than December 10, 2025.

This reservation is further conditioned upon the project's owner providing CTCAC with an updated development timetable by either December 31 of the year following the year the project received its reservation of Tax Credits for rehabilitation projects, or by December 31 of the second year following the year the project received its reservation of Tax Credits for new construction projects, as required under Regulation Section 10326(j).

This Reservation is further conditioned upon the project owner's constructing, purchasing, or rehabilitating the project in accordance with the application submitted to CTCAC and upon the owner placing the project in service within the time periods allowed by law and regulation. This Reservation is further conditioned upon the owner posting project signage at the construction site in a manner consistent with criteria outlined on the CTCAC website at: <https://www.treasurer.ca.gov/ctcac/signage/memo1.pdf>. The allocation may be rescinded if satisfactory progress toward completion is not maintained. Within one year from the project's actual placed in service date, the Applicant must request from CTCAC the issuance of Internal Revenue Service (IRS) Form(s) 8609 and submit the required documentation as specified in CTCAC Regulation Section 10328(e). Prior to issuance of IRS Form 8609, the project owner must submit to CTCAC the following in the form of a flash drive (Please do not submit these documents in a CD/DVD):

- an updated application (in MS Excel format) which shows in every respect what changes have occurred or are being proposed from the application upon which this Reservation was made (all changes are subject to approval by the Committee);
- all documents under Regulation Section 10322(i); and
- all documents required at Placed in Service are located on the CTCAC website at: <https://www.treasurer.ca.gov/ctcac/inservice/STOhome.asp>

Internal Revenue Procedure 94-57 allows owners of qualified housing projects to specify the date on which the gross rent floor described in Section 42(g)(2)(A) of the Internal Revenue Code of 1986, as amended (the "Code") will take effect. The IRS will treat the gross rent floor as taking effect on the date of this reservation under Code Section 42(h)(1). However, the IRS will treat the gross rent floor as taking effect on a building's placed in-service date if the building owner designates that date as the date on which the gross rent floor will take effect for the building. The project owner must make this designation to use the placed in-service date no later than the date on which the building is placed in service. If elected, the CTCAC election form on our website (<http://www.treasurer.ca.gov/ctcac/inservice/STOhome.asp>) will be required to be submitted with the rest of the items listed above prior to issuance of IRS Form 8609.

Before issuance of IRS Form 8609, the project owner will be required to sign a CTCAC Regulatory Agreement and lease rider, if applicable, which will bind current and future owners to covenants previously agreed to by the project owner and CTCAC. The project will be monitored by CTCAC for the duration of the compliance period to ensure that the project is abiding by all covenants. Projects will be charged a one-time monitoring fee of \$700 per low income unit. This fee must be paid before any tax forms will be issued and/or the Regulatory Agreement will be recorded. (Credits cannot be claimed if the Agreement has not been recorded.)

Within 20 days of the date of this reservation, **by 5:00 p.m. on December 19, 2025, the applicant must provide a payment in the amount of \$33,109**, which is the reservation fee required for this project. Please submit an electronic payment by visiting the CTCAC website <https://www.treasurer.ca.gov/ctcac/>. If preferred, a check may be made out to CTCAC. The reservation fee is not refundable.

By accepting this Reservation, the owner understands and accepts the risks that the U.S. Congress, U.S. Department of the Treasury, or the State of California may change the requirements for the award of tax credits by subsequent enactment of law or regulation. The owner further acknowledges that it has

consulted its own tax advisor as to any consequences related to this Reservation or eventual award of tax credits.

Applicant acknowledges that it is under an affirmative obligation to advise CTCAC of any material change in the nature or composition of the owner or the development team or of any of the specifics of the Project set forth in the Application.

Moreover, even after the reservation of tax credits, the amount of such reservation may be adjusted if, upon the initial and subsequent feasibility determinations, CTCAC determines that the Project received more credits than are necessary for financial feasibility of the Project. In addition, CTCAC may rescind a reservation of credits in the event that the maximum amount of credits achievable is insufficient for financial feasibility of the Project.

CTCAC accepts no responsibility for any adverse consequences to the owner if the owner chooses to proceed with the project based upon this Reservation. Upon mutual consent with the CTCAC, the project's Reservation may be canceled, and the credits returned to CTCAC to be reused (IRC Sec. 42(h)(3)(C)(iii)).

The owner is advised that CTCAC is required by law to perform a financial evaluation of your project after it is placed in service and before issuance of tax forms. CTCAC has the responsibility to determine the reasonableness of all costs included in the development of this project. The evaluation and reasonableness determination may result in the denial of any allocation of tax credits or a reduction in the amount of tax credits finally allocated to this project. If the feasibility analysis indicates that less credits are allowable, the credit allocation will be adjusted accordingly, and the excess credits must be returned.

Please examine the provisions of this Reservation carefully and advise me promptly if there are any errors contained herein. If you agree to the terms of this Reservation, please sign, and date this form and deliver the **reservation letter and reservation fee no later than 5:00 p.m. on December 19, 2025**, to the CTCAC at 901 P Street, Suite 213A, Sacramento, CA 95814. You are encouraged to keep a copy of this document for your records.

Executed this 10th day of December 2025.



By: _____
Marina Wiant
Executive Director

Accepted this 30th day of December, 2025.

By: Cheryl Churchill
(signature)

Cheryl Churchill
(type or print name)

EHDC CFO & Secretary
(type or print title)

**Occupancy and Leasing Report
January - December 2025**

**HOUSING AUTHORITY OF THE CITY OF EUREKA
HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT**

Program	Total Units Available	Month												Wait List End of Month	
		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25		
HACE															
Public Housing	195	192	191	190	190	187	184	184	183	182	185	184	188	1048	1
Eureka Family Housing	51	46	46	45	45	48	48	50	50	49	50	50	50	1071	
Eureka Senior Housing	22	19	20	21	21	22	20	20	20	20	22	22	22	212	
Total City Units	268	257	257	256	256	257	252	254	253	251	257	256	260		

HACH															
<u>Vouchers - Program Allocation vs. Utilization</u>															
Housing Choice Vouchers	1234	924	921	924	931	927	923	916	910	906	902	900	897	1624	Waitlist Closed 3/28/25
VASH Vouchers	95	81	81	81	82	82	81	83	82	83	87	88	86	N/A	
Mainstream vouchers	75	55	59	64	68	69	71	71	71	70	69	70	70	N/A	2
Emergency Housing Vouchers (EHV)	182	128	124	123	118	116	112	111	112	109	109	109	106	N/A	3
FYI Foster Youth to Independence (2026)														N/A	8
Total All Vouchers	1586	1188	1185	1192	1199	1194	1187	1181	1175	1168	1167	1167	1159		

<u>Project Based Vouchers (note that these are a subset of HCV & VASH voucher counts shown above)</u>															
PBV-VASH - Bayview Heights (Eureka)	22	21	21	21	21	20	20	21	22	22	22	22	22	N/A	4
PBV-HCV - Bayview Heights (Eureka)	3	2	2	2	2	2	2	2	2	2	2	2	2	11	4
PBV-HCV - Sorrell Place (Arcata)	5	5	5	5	5	5	5	5	5	5	5	5	5	338	5
PBV-HCV - Providence (Eureka)	42	36	36	38	40	40	39	39	38	38	40	40	39	N/A	6
PBV-HCV - Key Me Ek (Eureka)	13	-	7	7	8	12	12	12	13	13	13	13	13	N/A	8
PBV-HCV - Laurel Canyon	35	35	36	34	34	35	35	35	35	35	35	34	35	172	9
Total Project Based Vouchers	120	99	107	107	110	114	113	114	115	115	117	116	116		

Vouchers issued but not under contract, end of month (aka "Searching")	7
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Note: Occupancy / utilization numbers shown are as of the first day of the month.

- Total PH units is 198; 3 units are exempted for EPD use, Boys & Girls Club, and Maintenance use, and are unavailable for tenant rental.
- Mainstream vouchers were awarded December 2020. Funding and voucher issuance began April 2021.
25 Mainstream vouchers will be allocated via waitlist pulls; 50 will be via referral from CoC partners.
Mainstream applicants share waitlist with HCV applicants.
- No PHA waitlist for EHV's; all are issued based on referral from HHHC or HDVS. Referrals began Q4 2021; no new vouchers after 9/30/2024.
- Bayview Heights - 25 PBVs for veterans at 4th & C Street, Eureka; contract signed 6/30/2020.
- Sorrell Place - 5 PBV units for extremely low income households; 7th & I Street, Arcata; contract signed 6/1/2022.
- Providence Mother Bernard House - 42 PBV units based on referral from CoC; contract signed 1/8/2024.
- Laurel Canyon (7th & Myrtle Ave.) - 35 senior PBV units; contract signed 12/7/2023.
- Key-Me-Ek - 13 PBV units based on referral from CoC; contract signed 11/1/2024.
- FYI Vouchers (Foster Youth to Independence) - DHHS and HACH entered an MOU in 2025 to request and administer FYI vouchers.
Up to 25 vouchers can be requested per year; first 3 vouchers requested in 2025 and funded Q1-2026.

HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT
All Voucher Programs
For the month of December 2025

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Traditional HCV & VASH (Includes PBVs)													
E HAP income (budget authority)	\$ 731,863	\$ 731,863	\$ 745,120	\$ 745,120	\$ 711,044	\$ 714,204	\$ 714,204	\$ 714,204	\$ 714,204	\$ 773,792	\$ 681,045	\$ 878,745	\$ 8,855,407
HAP expenses	(748,496)	(757,424)	(765,008)	(767,664)	(767,345)	(770,722)	(771,437)	(770,783)	(770,287)	(774,967)	(778,716)	(778,641)	(9,221,490)
Surplus (Deficit)	(16,633)	(25,561)	(19,889)	(22,545)	(56,301)	(56,518)	(57,233)	(56,579)	(56,083)	(1,175)	(97,671)	100,104	(366,083)
AA % Total income utilized	102.27%	103.49%	102.67%	103.03%	107.92%	107.91%	108.01%	107.92%	107.85%	100.15%	114.34%	88.61%	104.13%
Administrative/Other Income	91,901	138,858	95,531	93,621	89,591	150,584	95,807	101,810	170,999	96,974	137,407	104,464	1,367,547
Operating expenses	(73,892)	(104,758)	(89,450)	(89,800)	(83,454)	(85,781)	(157,021)	(97,710)	(98,685)	(93,785)	(89,875)	(84,210)	(1,148,420)
Surplus (Deficit)	18,009	34,100	6,081	3,821	6,137	64,803	(61,213)	4,100	72,315	3,189	47,531	20,254	219,127
B Remaining HAP Cash	(5,449)	(10,320)	28,612	25,972	40,263	35,076	23,138	18,906	10,395	4,382	(1,782)	1,283	
Remaining Non-HAP Cash	883,688	917,151	920,014	924,550	870,220	932,900	901,527	903,879	979,662	981,554	1,012,203	995,826	
Total HCV Cash	878,239	906,831	948,626	950,522	910,483	967,976	924,665	922,785	990,056	985,935	1,010,421	997,108	
Cash Increase/(Decrease)	(10,219)	28,592	41,794	1,897	(40,039)	57,493	(43,311)	(1,880)	67,271	(4,121)	24,485	(13,312)	
# of Households Assisted	1,005	1,002	1,005	1,013	1,009	1,004	999	992	989	989	988	983	11,978
Average HAP Payment	\$ 745	\$ 756	\$ 761	\$ 758	\$ 761	\$ 768	\$ 772	\$ 777	\$ 779	\$ 784	\$ 788	\$ 792	\$ 770
Mainstream (disabled & non-elderly)													
F HAP income (budget authority)	\$ 41,148	\$ 41,148	\$ 41,629	\$ 41,629	\$ 43,476	\$ 39,235	\$ 39,235	\$ 39,235	\$ 39,235	\$ 39,235	\$ 28,736	\$ 71,733	\$ 505,674
HAP expenses	(42,543)	(46,132)	(51,149)	(53,742)	(55,299)	(57,533)	(55,630)	(55,650)	(55,715)	(55,940)	(56,810)	(57,801)	(643,944)
Surplus (Deficit)	(1,395)	(4,984)	(9,520)	(12,113)	(11,823)	(18,298)	(16,395)	(16,415)	(16,480)	(16,705)	(28,074)	13,932	(138,270)
A % Total income utilized	103.39%	112.11%	122.87%	129.10%	127.19%	146.64%	141.79%	141.84%	142.00%	142.58%	197.70%	80.58%	127.34%
C Administrative/Other Income	-	-	5,185	5,185	5,659	5,859	6,310	5,759	5,759	5,844	6,635	14,349	66,543
Operating expenses	(4,599)	(2,626)	(4,482)	(6,295)	(6,562)	(5,478)	(9,255)	(4,812)	(5,222)	(5,661)	(5,322)	(6,610)	(66,924)
Surplus (Deficit)	(4,599)	(2,626)	703	(1,110)	(903)	381	(2,945)	947	536	183	1,313	7,739	(381)
B Remaining HAP Cash	5,590	3,136	1,809	(2,936)	(5,800)	4,529	3,395	4,265	6,251	5,325	4,793	-	
Remaining Non-HAP Cash	76,871	73,520	74,020	72,777	71,703	71,941	72,621	72,557	72,725	72,845	74,505	75,541	
Total MSV Cash	82,460	76,656	75,829	69,841	65,903	76,470	76,016	76,822	78,976	78,170	79,298	75,541	
Cash Increase/(Decrease)	(2,775)	(5,804)	(827)	(5,988)	(3,938)	10,567	(454)	805	2,154	(806)	1,128	(3,757)	
# of Households Assisted	55	59	64	68	69	71	71	71	70	69	70	807	
Average HAP Payment	\$ 774	\$ 782	\$ 799	\$ 790	\$ 801	\$ 810	\$ 784	\$ 784	\$ 796	\$ 811	\$ 812	\$ 826	\$ 798
Emergency Housing Vouchers (EHVs)													
D HAP income (budget authority)	\$ 120,208	\$ 120,208	\$ 120,208	\$ 120,208	\$ 16,713	\$ 16,713	\$ 16,713	\$ 16,713	\$ 16,713	\$ 16,713	\$ 16,713	\$ 16,713	\$ 614,536
HAP expenses	(112,383)	(110,314)	(109,177)	(106,316)	(103,263)	(101,499)	(103,059)	(101,945)	(101,165)	(99,612)	(98,389)	(95,977)	(1,243,099)
Surplus (Deficit)	7,825	9,894	11,031	13,892	(6,550)	(84,786)	(86,346)	(85,232)	(84,452)	(82,899)	(81,676)	(79,264)	(628,563)
D % Total income utilized	93.49%	91.77%	90.82%	88.44%	617.86%	607.31%	616.64%	609.97%	605.31%	596.02%	588.70%	574.27%	202.28%
Administrative/Other Income	21,401	18,154	15,436	18,759	12,954	1,421	5,597	41,160	14,026	574	4,431	4,148	158,061
Operating expenses	(15,421)	(7,560)	(11,107)	(14,619)	(14,622)	(11,601)	(23,249)	(29,296)	(12,612)	(9,628)	(9,016)	(11,086)	(169,818)
Surplus (Deficit)	5,980	10,594	4,329	4,141	(1,669)	(10,181)	(17,652)	11,864	1,414	(9,054)	(4,586)	(6,938)	(11,757)
B Remaining HAP Cash	21,635	46,041	28,178	28,419	24,944	25,130	29,190	18,045	5,490	3,634	6,791	8,302	
Remaining Non-HAP Cash	195,205	202,214	205,202	207,159	203,905	192,851	184,632	168,959	170,319	161,553	157,220	150,452	
Total EHV Cash	216,840	248,254	233,380	235,577	228,848	217,981	213,822	187,004	175,808	165,187	164,010	158,754	
Cash Increase/(Decrease)	14,164	31,414	(14,874)	2,197	(6,729)	(10,867)	(4,159)	(26,818)	(11,196)	(10,622)	(1,176)	(5,257)	
# of Households Assisted	128	124	123	118	116	112	111	112	109	109	109	106	1,377
Average HAP Payment	\$ 878	\$ 890	\$ 888	\$ 901	\$ 890	\$ 906	\$ 928	\$ 910	\$ 928	\$ 914	\$ 903	\$ 905	\$ 903

HOUSING AUTHORITY OF THE COUNTY OF HUMBOLDT
All Voucher Programs
For the month of December 2025

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total All Voucher Programs													
HAP income (budget authority)	\$ 893,219	\$ 893,219	\$ 906,957	\$ 906,957	\$ 771,233	\$ 770,152	\$ 770,152	\$ 770,152	\$ 770,152	\$ 829,740	\$ 726,494	\$ 967,191	\$ 9,975,617
HAP expenses	(903,422)	(913,870)	(925,334)	(927,722)	(925,907)	(929,754)	(930,126)	(928,378)	(927,167)	(930,519)	(933,915)	(932,419)	(11,108,533)
Surplus (Deficit)	(10,203)	(20,651)	(18,378)	(20,766)	(154,674)	(159,602)	(159,974)	(158,226)	(157,015)	(100,779)	(207,421.00)	34,772.00	(1,132,916)
A % Total income utilized	101.14%	102.31%	102.03%	102.29%	120.06%	120.72%	120.77%	120.54%	120.39%	112.15%	128.55%	96.40%	111.36%
Administrative/Other Income	113,301	157,012	116,153	117,566	108,203	157,864	107,714	148,729	190,784	103,393	148,472	122,961	1,592,151
Operating expenses	(93,911)	(114,944)	(105,039)	(110,713)	(104,638)	(102,860)	(189,524)	(131,817)	(116,519)	(109,075)	(104,214)	(101,906)	(1,385,161)
Surplus (Deficit)	19,390	42,068	11,114	6,852	3,565	55,004	(81,810)	16,911	74,265	(5,682)	44,259	21,056	206,990
B Remaining HAP Cash	21,776	38,857	58,599	51,454	59,406	64,735	55,723	41,216	22,135	13,341	9,801	9,584	
Remaining Non-HAP Cash	1,155,764	1,192,885	1,199,236	1,204,486	1,145,828	1,197,692	1,158,781	1,145,395	1,222,705	1,215,951	1,243,928	1,221,819	
Total Program Cash	1,177,540	1,231,742	1,257,835	1,255,941	1,205,234	1,262,427	1,214,504	1,186,610	1,244,840	1,229,292	1,253,729	1,231,403	
Cash Increase/(Decrease)	1,171	54,202	26,093	(1,894)	(50,706)	57,193	(47,924)	(27,893)	58,230	(15,549)	24,437	(22,326)	
# of Households Assisted	1,188	1,185	1,192	1,199	1,194	1,187	1,181	1,175	1,168	1,167	1,167	1,159	14,162
Average HAP Payment	\$ 760	\$ 771	\$ 776	\$ 774	\$ 775	\$ 783	\$ 788	\$ 790	\$ 794	\$ 797	\$ 800	\$ 805	\$ 784

Notes

AA HCV HUD Held Reserves are depleted. Spending above 100% results in borrowing from future funding. We plan on applying for additional set-aside funding, when possible.

A Spending above 100% indicates full utilization of monthly funding plus spending down of HUD-held reserves (which is encouraged/required by HUD).

B HAP cash on hand is minimal, but HAP advances are available through HUD. Restrictd cash position may go "negative" while waiting for HUD advance HAP deposits and is temporarily funded with excess unrestricted funds.

HUD Held Reserves estimated as of 12/15/2025

HCV - \$0

MSV - \$0

EHV - \$1,489,605

*Reserves will be utilized to fund budget authority for remaining program months.

C Admin fees overobligated by HUD for 2024, so funding for January and February reduced to \$0 to compensate.

D Budget authority reduced to reflect usage of remaining program reserves and HUD plans sunset of EHV funding.

E Shortall award of \$215,170 received December 2025.

F Shortall award of \$42,997 received December 2025.

Housing Choice Vouchers

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January	917	918	903	882	866	884	866	843	877	1005
February	921	919	898	894	867	875	858	844	926	1002
March	923	918	896	897	861	875	862	844	934	1005
April	928	919	908	895	859	873	858	844	934	1013
May	927	917	905	895	850	873	861	838	947	1009
June	930	914	898	892	853	868	864	841	954	1004
July	924	919	895	882	873	865	856	849	973	999
August	923	917	888	879	872	864	854	847	976	992
September	927	913	888	872	883	864	851	846	984	989
October	934	906	888	866	888	862	846	844	985	989
November	928	903	887	881	890	866	839	839	992	988
December	925	902	882	877	887	857	842	838	1003	983
Average	926	914	895	884	871	869	855	843	957	998
UML's	11,107	10,965	10,736	10,612	10,449	10,426	10,257	10,117	11,485	11,978

Mainstream Vouchers

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January			27	43	51
February			27	45	53
March			28	48	54
April			29	50	54
May			31	50	55
June			32	51	55
July			36	52	54
August	4	37	53	55	71
September	15	36	50	55	70
October	18	37	51	57	69
November	24	38	50	58	70
December	27	39	51	56	70
Average	21	33	50	55	67
UML's	88	397	594	657	807

Emergency Housing Vouchers

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January			5	86	128
February			11	100	124
March			15	102	123
April			18	108	118
May			23	111	116
June			30	114	112
July			38	127	111
August			42	127	112
September			46	137	109
October			64	135	109
November			69	141	109
December			4	80	106
Average	4	37	120	142	115
UML's	4	441	1435	1698	1,377

Total All Voucher Programs

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January	917	918	903	882	866	884	898	972	1073	1188
February	921	919	898	894	867	875	896	989	1125	1185
March	923	918	896	897	861	875	905	994	1132	1192
April	928	919	908	895	859	873	905	1002	1131	1199
May	927	917	905	895	850	873	915	999	1144	1194
June	930	914	898	892	853	868	926	1006	1150	1187
July	924	919	895	882	873	865	930	1028	1169	1181
August	923	917	888	879	872	868	933	1027	1174	1175
September	927	913	888	872	883	879	933	1033	1183	1168
October	934	906	888	866	888	880	947	1030	1184	1167
November	928	903	887	881	890	890	946	1030	1185	1167
December	925	902	882	877	887	888	961	1036	1190	1159
Average	926	914	895	884	871	894	925	1,012	1,153	1,180
UML's	11,107	10,965	10,736	10,612	10,449	10,518	11,095	12,146	13,840	14,162

Housing Authority of the City of Eureka (HACE)
Repositioning Updates 01/2026

Date	Description
Accomplishments	
01/2026	<ul style="list-style-type: none"> CTCAC recommended award at their December 10, 2025 meeting for the 9/2025 4% Tax Credit Application submitted to CDLAC. This funds the Green and Red Phase plans, 44 new construction units (Green) and 98 units of rehab (Red). Reservation letter signed and fee paid 12/2026. Development team continues to work on scope and budget for Green and Red phase plans.
Issues	
1/2026	<ul style="list-style-type: none"> Continuing work on value-engineering projects as costs have risen over past year and additional funding is becoming more scarce and more competitive. Boys & Girls Club redevelopment is partially funded, but likely needs additional funding to complete. Looking at delivering a white box structure that allows B&GC to customize as needed.
Risks	
Ongoing	<ul style="list-style-type: none"> Unquantifiable risk that potential cuts in HCV funding would impact availability of vouchers and voucher funding. Unquantifiable risk that prices of materials will continue to rise, causing a larger gap in funding available both as we work to fully finance the project based on today’s projections, and again as construction occurs.
Next Steps	
1/2026	<ul style="list-style-type: none"> Continuing conversations with social services providers to firm up service commitments applicable to seniors for Blue Phase 9% tax credit app anticipated April 2026. 4/2026 tax credit application in process.
Budget Status	
N/A	Cost of contract work is covered by developers; no HACE budget updates.

Key

- Green Phase = 3230 Hiler Street new construction (44 units replaces 8 existing units)
- Red Phase = 25-1 Rehab 98 existing units
- Blue Phase = 1115 C Street new construction (44 units replaces 12 existing units)
- Purple Phase = 1137 C Street Rehab 4 existing units

Housing Authority of the City of Eureka

Board of Commissioners Meeting

February 17, 2026

Agenda Item 8a

Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: Updated Resolution Authorizing Submission of Disposition Applications to HUD SAC

BACKGROUND AND HISTORY:

The Housing Authority of the City of Eureka's staff have been working on implementation of the Relocation Plan, approved by board resolution in June 2022. To that end, HACE has worked with Brinshore Development to plan for various phases of redevelopment.

Applications to HUD's Special Applications Center ("SAC") were originally approved by the Board of Commissioners June 24, 2024. As we have progressed through the design, scope, strategy, and funding aspects of the projects, and received feedback from HUD as to the proper application types, the project has evolved such that the updated SAC application requirements are:

1. Application for disposition of land and units within 25-1 site for 3230 Hiler Street (aka Green Phase)
2. Application for disposition of land and units within 25-1 and Prospect sites (aka Master Plan; excluding Authority office and shop space)
3. Application for disposition of all 16 units at C and Clark Street (aka Blue and Purple Phases)

Impact to Personnel: None immediate.

Fiscal Impact:

Certain development costs are being fronted by HACE. However, these intend to be recuperated at project closing, and would roll into long-term permanent project costs. Majority of pre-development costs are borne by Brinshore.

Alternatives:

Not approving the Resolutions for the Section 18 application is not recommended; repositioning activity will not be allowed by HUD without board approval, a key component of a complete Section 18 application.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and adopt the updated resolution.

RESOLUTION 2033

Resolution Authorizing the Submission of Disposition Applications to the U.S. Department of Housing and Urban Development Special Applications Center for the Green, Blue, and Red Phase Rehabilitation and Redevelopment Projects

WHEREAS, the Board of Commissioners (the “Board”) of the Housing Authority of the City of Eureka (“HACE” or the “Authority”) has previously approved three resolutions authorizing the submission of Section 18 applications to the U.S. Department of Housing and Urban Development Special Applications Center (SAC) for HACE’s Green, Blue, and Red Phase (formerly "Master Plan") projects; specifically:

1. **HACE Resolution 1998** authorizing submission of a demolition and disposition application for the Green Phase project;
2. **HACE Resolution 1999** authorizing submission of a demolition application for the Master Plan project; and
3. **HACE Resolution 2000** authorizing submission of a demolition application for the Blue Phase project; and

WHEREAS, due to substantive changes in project financing, scope, and redevelopment strategy, the Green, Blue, and Red Phase (Master Plan) projects have been modified, necessitating updated Board approval; and

WHEREAS, the revised **Green Phase** project, located at or about 3230 Hiler Street in Eureka, CA, will now seek *disposition-only* approval from SAC; following disposition approval, HACE and its development partner intend to demolish the three buildings on-site, containing eight existing public housing units, in order to redevelop the site with forty-three newly constructed affordable housing units and one manager’s unit; and

WHEREAS, the revised **Blue Phase** project, located at or about 1115 C Street in Eureka, CA, will seek disposition approval from SAC; following disposition approval, HACE and its development partner intend to demolish six buildings on-site, containing twelve existing public housing units (216-224 Clark Street and 1109-1127 C Street), in order to redevelop the site with forty-three newly constructed affordable housing units and one manager’s unit; additionally, one building at 1137 C Street, containing four public housing units, will undergo substantial rehabilitation; and further, a non-dwelling Boys & Girls Club building (3117 Prospect Avenue) and two non-dwelling police department units (3129 and 3135 Prospect Avenue) will be disposed of to enable redevelopment of a new community building; and

WHEREAS, the revised **Red Phase** (Master Plan) project, located at or about 3107 Prospect Avenue in Eureka, CA, will seek disposition approval from SAC; after disposition approval, HACE and its development partner intend to rehabilitate thirty-seven buildings containing ninety-seven dwelling units and one non-dwelling unit, with the non-dwelling unit to be converted back to a dwelling unit after rehabilitation; and

WHEREAS, through the Green, Blue, and Red Phase projects (collectively, the “Projects”), HACE and its development partner seek to leverage available resources to improve the quality of life for current HACE residents and expand affordable housing opportunities for the community; and

WHEREAS, the Projects are anticipated to create a net gain of sixty-seven affordable housing units in the community, including thirty-five units through the Green Phase, thirty-one units through the Blue Phase, and one unit through the Red Phase rehabilitation; and

WHEREAS, HACE has entered into an agreement with Brinshore Development (“Brinshore”) to serve as the Authority’s development partner for the Projects; and

WHEREAS, the Projects will be disposed of via ground leases to a development partnership, including HACE’s nonprofit entity, enabling HACE to maintain long-term site control while accessing funding sources not available to traditional public housing, including low-income housing tax credits; and

WHEREAS, the Projects have been determined to meet HUD Special Applications Center Section 18 physical obsolescence justification criteria as determined by Physical Needs Assessments conducted at the properties; and

WHEREAS, the Board is asked to approve, in concept, the disposition plans for HACE’s Green, Blue and Red Phase projects and to authorize the submittal of revised HUD Section 18 applications for the aforementioned projects, specifically HUD Forms 52860 and 52860-A along with required attachments; and

WHEREAS, the Authority and its relocation consultants have held numerous meetings with impacted residents of the Projects, and will continue to update residents and receive input relating to HACE’s repositioning plans; and

WHEREAS, the potential units to be identified as relocation resources will be decent, safe, and sanitary with rents no higher than those permitted by 24 CFR 970.21; and

WHEREAS, consultation regarding the proposed Projects has occurred with local government representatives, specifically Mayor Bergel’s office, which is supportive of the Projects; and

WHEREAS, HACE desires to assist Brinshore with the disposition and future rehabilitation and redevelopment of the Projects and, in furtherance thereof, seeks authorization to submit three HUD SAC Section 18 disposition applications pursuant to 24 CFR 970.17(c).

NOW THEREFORE, BE IT RESOLVED, by the Board of Commisisoners of the Housing Authority of the City of Eureka as follows:

1. The Executive Director, or her designee, is hereby authorized to prepare, execute, and submit any and all applications, certifications, agreements, and other documents to the HUD Special Applications Center, including but not limited to HUD Section 18 disposition applications (HUD Forms 52860 and 52860-A), in connection with HACE’s Green, Blue, and Red Phase projects, and to take all actions deemed necessary and appropriate to carry out the intent of this Resolution.
2. The Resolution shall be in effect from and after the date of its adoption.

PASSED AND ADOPTED on the _____ day of _____ 2026 by the following vote:

AYES:
NAYS:
ABSENT
ABSTAIN:

Name

Name

Title

Title

Signature

Signature

Housing Authority of the City of Eureka

Board of Commissioners Meeting

February 17, 2026

Agenda Items 8b-8f

Memorandum

To: Commissioners

From: Cheryl Churchill, Executive Director

Subject: Surplus Land Act Exemption – Eureka Housing Repositioning Initiative

BACKGROUND AND HISTORY:

The Housing Authority of the City of Eureka (HACE) is undertaking a comprehensive portfolio repositioning initiative to preserve and expand affordable housing opportunities in Eureka, California. This initiative, known as the Eureka Housing Repositioning Initiative, involves the rehabilitation of existing public housing units and the construction of new affordable housing units across multiple phases.

As part of this repositioning, HACE will be disposing of real property interests to development entities for the purpose of developing affordable housing. The Surplus Land Act (Government Code section 54220 et seq.) requires that local agencies, including housing authorities, either offer surplus land to certain entities or declare the land as "exempt surplus land" before disposing of it.

DISCUSSION

Surplus Land Act Requirements

The Surplus Land Act requires that before a local agency may take any action to dispose of surplus land, the agency must make written findings declaring the property as either surplus land or exempt surplus land.

Government Code section 54221(f)(1)(F)(i) provides an exemption pathway for property that will be developed with housing that:

- Restricts 100 percent of the residential units to persons and families of low or moderate income
- Restricts at least 75 percent of the residential units to lower income households as defined in Health and Safety Code Section 50079.5
- Provides affordable rent as defined in Health and Safety Code Sections 50052.5 or 50053
- Maintains affordability for a minimum of 55 years for rental housing
- Ensures that the maximum affordable rent level is no higher than 20 percent below the median market rents for the neighborhood

All five phases of the Eureka Housing Repositioning Initiative meet these criteria.

Project Description

GREEN PHASE

The Green Phase consists of approximately 1.20 acres located at 3230-3254 Hiler Street and 658 & 664 Burrill Street in Eureka (APN: 009-073-001). This phase will develop 44 new construction affordable housing units.

RED PHASE

The Red Phase consists of approximately 6.20 acres of scattered site properties located at: 605-630 Burrill Street, 3106-3329 Elizabeth Street, 531-728 West Everding Street, 621-729 West Harris Street, 3221-3251 Hiler Street, and 3107-3111 and 3213-3229 Prospect Avenue (APNs: 009-083-001, 009-083-002, 009-083-003, 009-072-001, 009-074-001, 009-075-001, 009-076-001). This phase involves the substantial rehabilitation of 98 existing units.

BLUE PHASE

The Blue Phase consists of property located at 216 & 224 Clark Street and 1109-1127 C Street in Eureka (APN #004-163-001). This phase will develop 44 units of affordable senior housing.

PURPLE PHASE

The Purple Phase consists of approximately 0.31 acres located at 1137 C Street in Eureka (APN #004-163-019, lot 1 and 2), adjacent to Blue Phase. This phase involves the substantial rehabilitation of 4 existing units.

EVERDING COMMUNITY CENTER/BOYS & GIRLS CLUB FACILITY

The Everding Community Center/Boys & Girls Club Facility will provide community services and programming to residents of the affordable housing developments and the broader Eureka community. This involves redevelopment of obsolete non-dwelling structures at 3117-3135 Prospect Avenue.

HCD Review Process

Pursuant to Government Code section 54221(f)(1)(F)(ii), HACE must submit the following to HCD for review:

1. Adopted Board resolutions for each phase
2. Draft restrictive covenants for each phase
3. Confirmation that none of the characteristics listed in Government Code section 54224(f)(2) apply

HCD typically reviews such documentation within 4-6 weeks and issues a written determination letter. This process was successfully completed by the Housing Authority of the County of Yolo (Yolo County Housing) for the Tupelo Affordable Housing Development in 2025 (Resolution No. 25-03, approved by HCD on April 11, 2025), providing precedent for this approach.

FISCAL IMPACT

There is no direct fiscal impact from adopting these resolutions. The resolutions facilitate HACE's ability to dispose of property for affordable housing development, which is part of the overall repositioning strategy.

CONCLUSION

The proposed resolutions will enable HACE to comply with the Surplus Land Act requirements and proceed with the disposition of properties for the Eureka Housing Repositioning Initiative. All phases meet the criteria for exempt surplus land under Government Code section 54221(f)(1)(F)(i), and staff recommends Board approval of the five separate resolutions.

IMPACT TO PERSONNEL:

None.

ALTERNATIVE:

None. Failure to approve the parcels as surplus land, allowing HACE to apply for exemption with HCD, would create significant legal, procedural, and timing complications for the associated redevelopment plans, potentially blocking HACE from directly developing our land, and causing us to miss critical funding deadlines. Additionally, proceeding with disposition and a ground lease without the proper exemption can invalidate the transaction, result in penalties, and block future state funding.

STAFF RECOMMENDATION:

Staff recommends that the Board of Commissioners adopt five separate resolutions declaring the following properties as "Exempt Surplus Land" pursuant to Government Code section 54221(f)(1)(F)(i) for the development of affordable housing:

1. Green Phase Property (44 units, new construction)
2. Red Phase Properties (98 units, rehabilitation)
3. Blue Phase Property (44 units, senior housing)
4. Purple Phase Property (4 units, rehabilitation)
5. Everding Community Center/Boys & Girls Club Facility

ATTACHMENTS

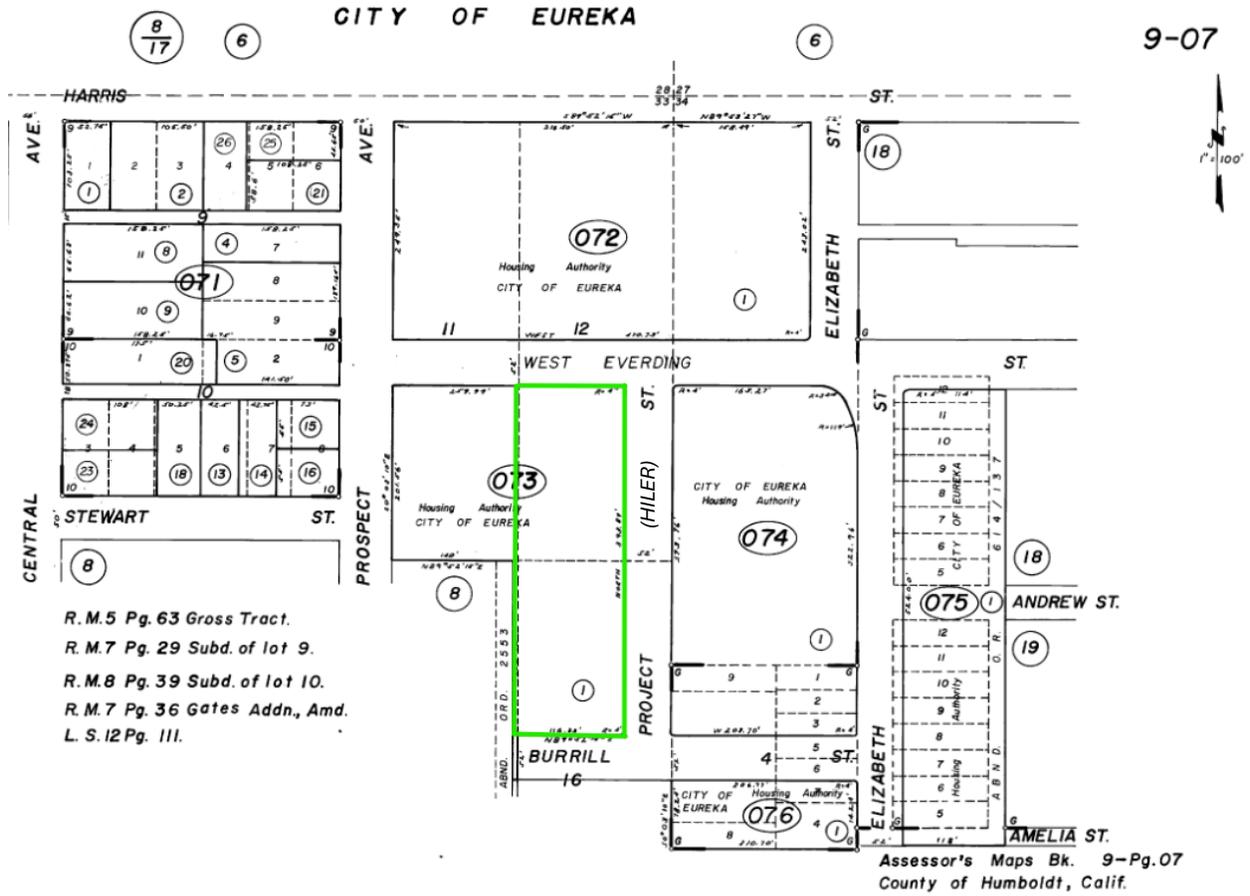
1. Exhibit A: Parcel and Site Maps for Each Phase
2. Resolution No. 2034 (Green Phase)
3. Resolution No. 2035 (Red Phase)
4. Resolution No. 2036 (Blue Phase)
5. Resolution No. 2037 (Purple Phase)
6. Resolution No. 2038 (Everding Community Center/B&GC Facility)

EXHIBIT A

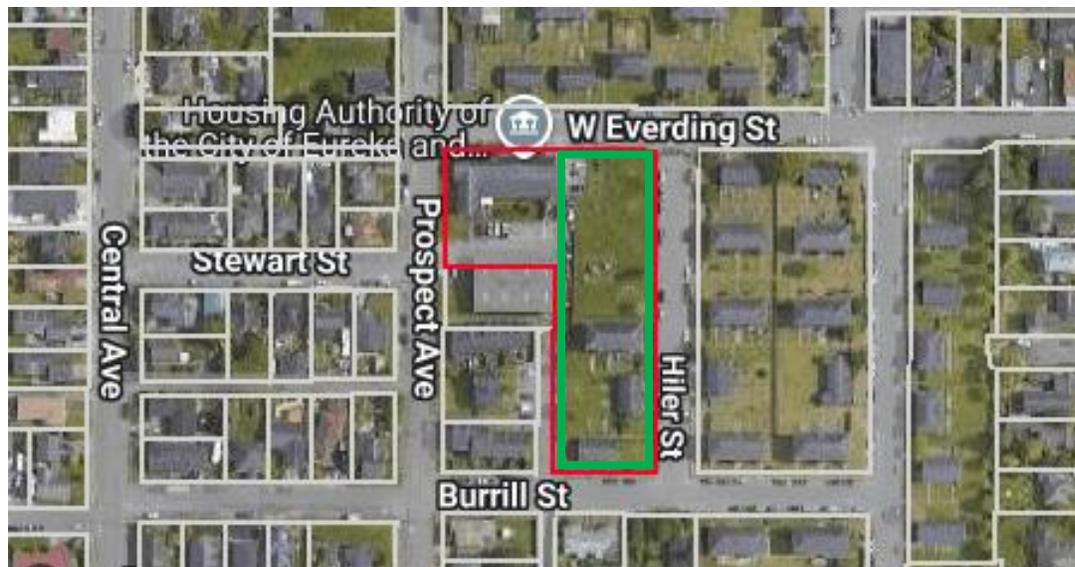
PARCEL & SITE MAPS

- 1. Green Phase**
- 2. Red Phase**
- 3. Blue Phase**
- 4. Purple Phase**
- 5. ECC/B&GCR**

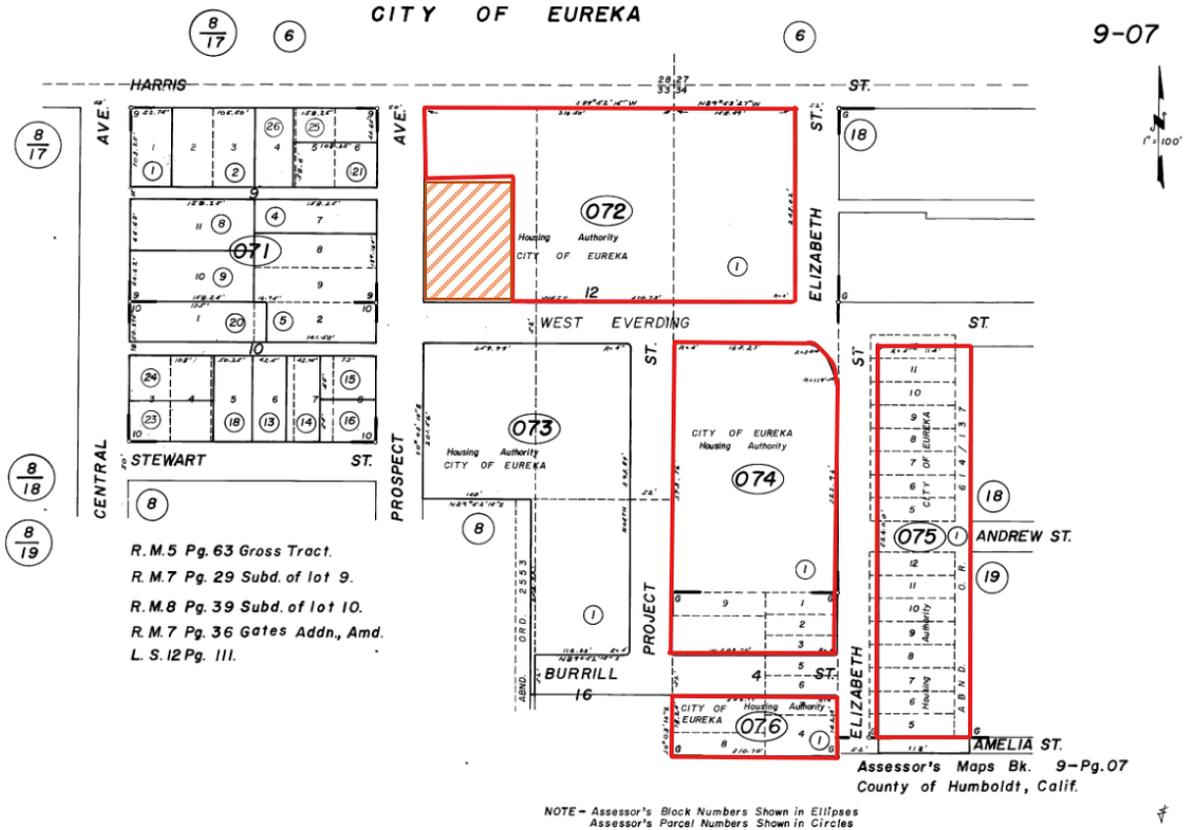
GREEN PHASE



APN #009-073-001 (to be split)
 658 & 664 Burrill Street, 3230, 3232, 3234, 3236, 3244, & 3254 Hiler St., Eureka, CA 95503
 Lot acres: 1.660 (full parcel); Green Phase will be approximately 1.20 acres
 Lot SqFt: 72,309 (full lot; to be divided)



RED PHASE



APN	Address	Lot Acres	Lot SqFt
009-076-001	605, 607, 609, 611, 623, 625, 627, & 629 Burrill	0.404	17,602
009-074-001	3220, 3222, 3224, 3226, 3230, 3232, 3234, 3236, 3244, 3252 Elizabeth St, 605, 611, 614, 620, & 623 W Everding, 3221, 3223, 3225, 3227, 3231, 3233, 3235, 3237, 3243, & 3251 Hiler St, 606, 608, 610, 612, 624, 626, 628, & 630 Burrill Street	1.920	83,635
009-075-001	531 & 535 W Everding, 3221, 3223, 3225, 3227, 3239, 3243, 3305, 3309, 3321, 3323, 3327, & 3329 Elizabeth St.	1.270	55,332
009-072-001 (note this will be subdivided)	3107 & 3111 Prospect Avenue, 626, 629, 632, 700, 708, 712, 718, 724, & 728 W. Everding St, 3106, 3112, 3118, 3122, 3130, & 3136 Elizabeth St, 621, 623, 625, 627, 629, 631, 633, 635, 715, 717, 719, 721, 723, 725, 727, 729 W Harris St. Plus 3117-3135 Prospect Avenue (to be carved out)	2.620	114,127

RED PHASE, CONTINUED

CITY OF EUREKA

9-08

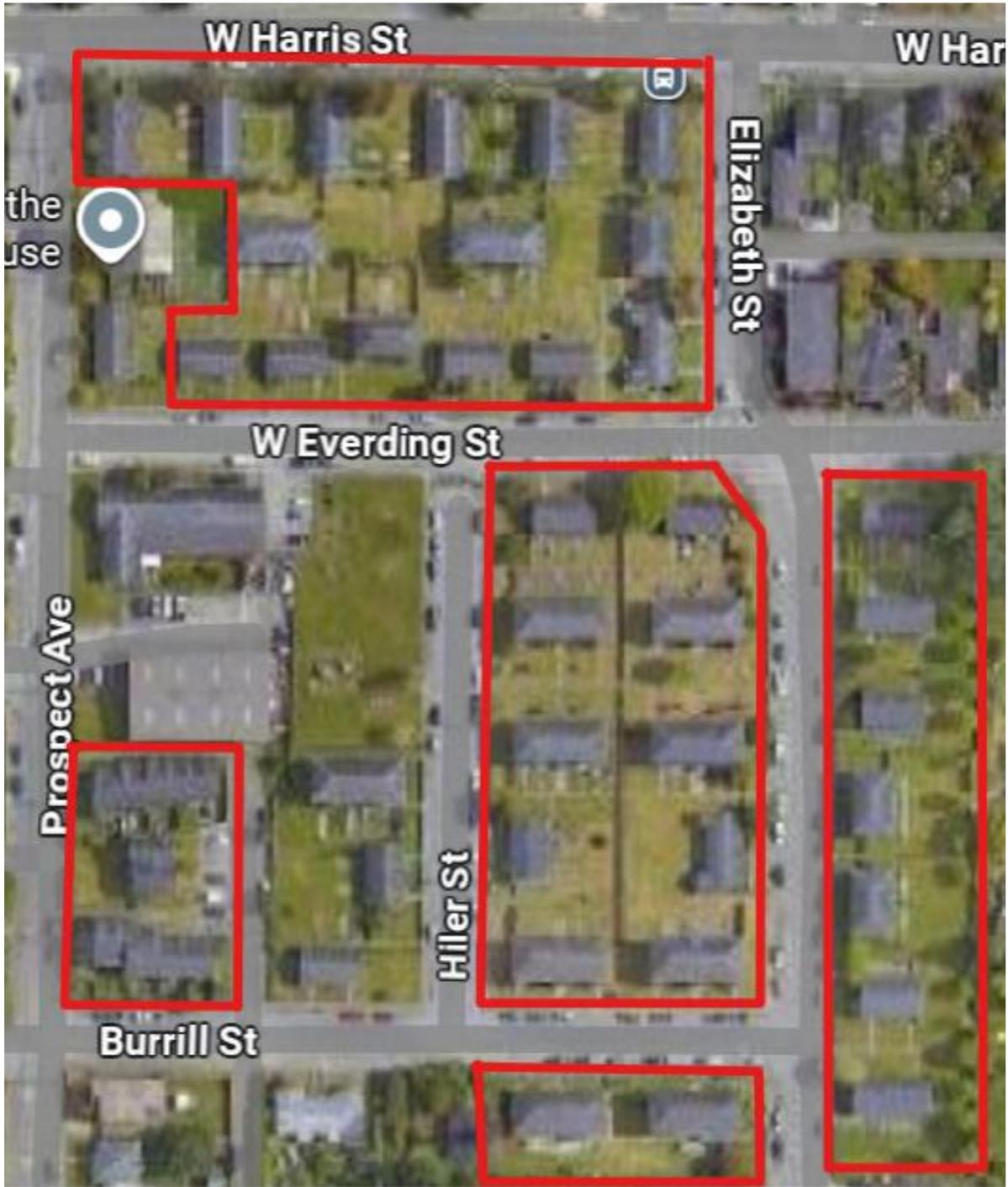


Assessor's Maps Bk. 9 -Pg.08
County of Humboldt, Calif.

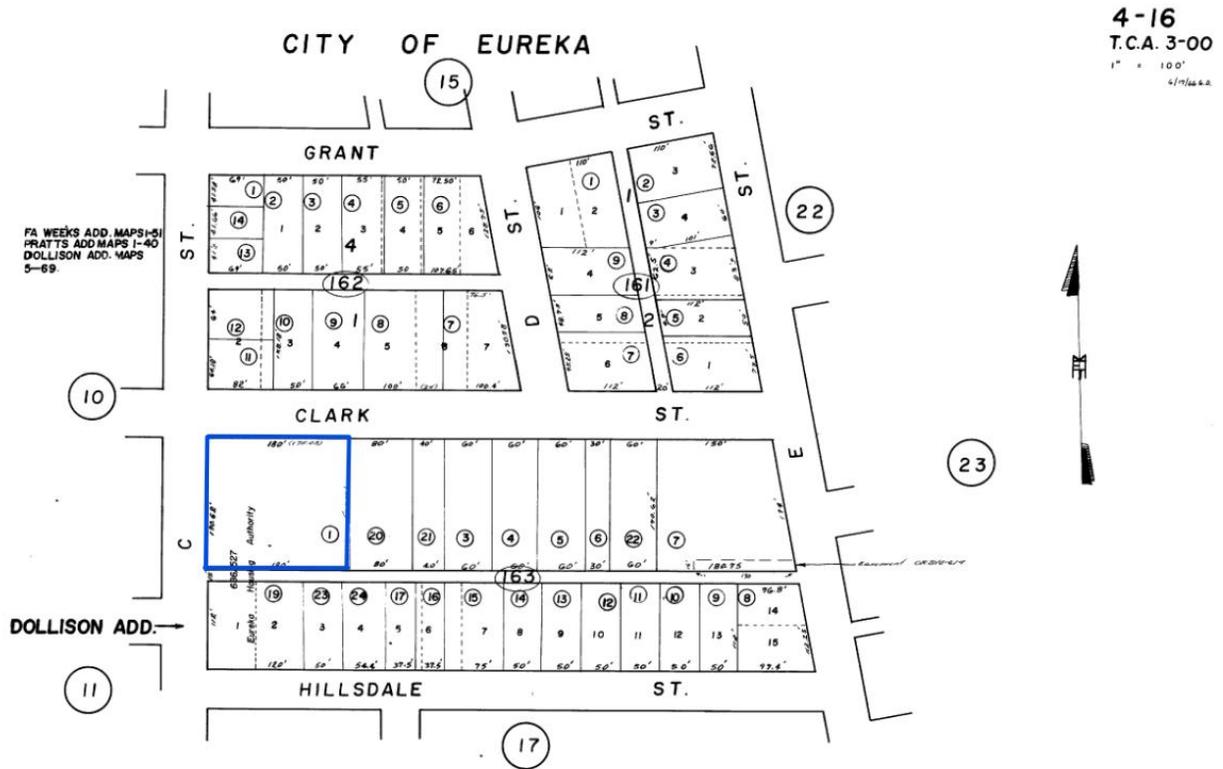
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

APN	Address	Lot Acres	Lot SqFt
009-083-001	3213 Prospect	0.140	6,098
009-083-002	3221 Prospect	0.280	12,196
009-083-003	3229 Prospect	0.140	6,098

Red Phase Aerial Map



BLUE PHASE



APN #004-163-001

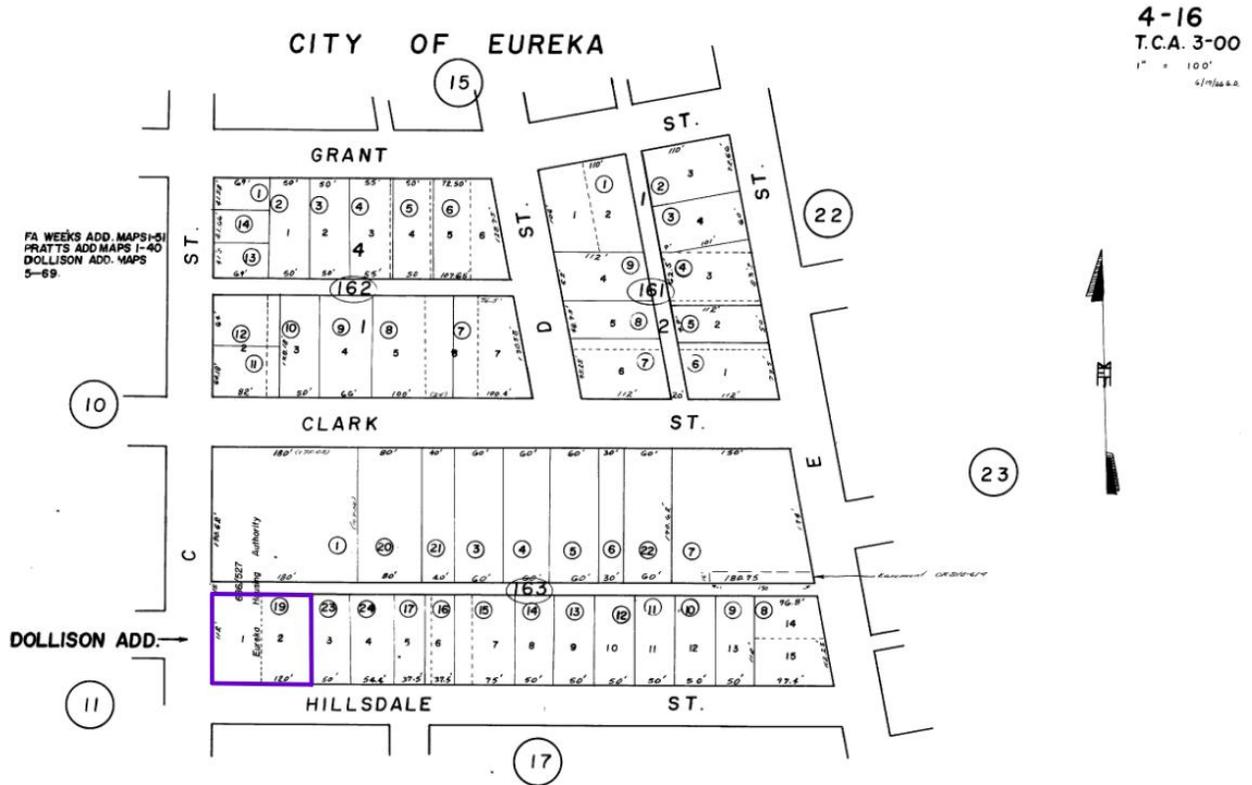
216 & 224 Clark Street, 1109, 1115, 1123, & 1127 C Street, Eureka, CA 95501

Lot acres: 0.710

Lot SqFt: 30,927



PURPLE PHASE



APN #004-163-019 (lot 1 and 2)
1137 C Street, Eureka, CA 95501
Lot acres: 0.310
Lot SqFt: 13,503



HOUSING AUTHORITY OF THE CITY OF EUREKA

RESOLUTION NO. 2034

A RESOLUTION DECLARING PROPERTY AT 3230-3254 HILER STREET AND 658-664 BURRILL STREET AS EXEMPT SURPLUS PROPERTY FOR REDEVELOPMENT OF AFFORDABLE HOUSING

WHEREAS, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as Humboldt County Assessor Parcel Number 009-073-001 (the "Property"); and

WHEREAS, the Property consists of approximately 1.20 acres located at 3230-3254 Hiler Street and 658 & 664 Burrill Street in Eureka; and

WHEREAS, the Property is part of the Authority's Repositioning and Redevelopment Project for its affordable housing portfolio known as the Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

WHEREAS, the Surplus Land Act codified in Government Code section 54220 et seq., and the Updated Surplus Land Act Guidelines adopted by the California Department of Housing and Community Development require that written findings are to be made and adopted declaring property as either surplus property or exempt surplus property before a local agency may take any action to dispose of its property; and

WHEREAS, Government Code section 54221(f)(1)(F)(i), provides that property may be declared "exempt surplus property" for housing development that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, for a minimum of 55 years for rental housing; and

WHEREAS, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

Section 1. Recitals Incorporated. The above recitals and findings are incorporated herein as if set forth herein in full.

Section 2. Property No Longer Necessary. The Property, consisting of approximately 1.20 acres located at 3230-3254 Hiler Street and 658 & 664 Burrill Street in Eureka, is no longer necessary for public use in its current configuration.

Section 3. Affordability Restrictions. Pursuant to Government Code section 54221(f)(1)(F)(i), the Property shall be developed with housing that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least

75 percent of the residential units restricted to lower income households, with affordable rent as defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years for rental housing.

Section 4. Declaration of Exempt Surplus Property. Pursuant to Government Code § 54221(f)(1)(F)(i), the Property is hereby declared to be exempt surplus property; and, pursuant to Government Code § 54221(f)(1)(F)(ii), such affordable housing restrictions shall be contained in a covenant or restriction recorded against the Property at the time of transfer.

Section 5. Section 54224(f)(2) Characteristics. The Board of Commissioners finds and determines that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

Section 6. Authorization to Execute Documents. The Executive Director or their designee is authorized to take any actions necessary to complete the transfer of the Property for affordable housing development purposes, including submitting documentation to HCD for review and approval.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the City of Eureka, State of California this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kali Serotta, Board Chair
Board of Commissioners of the
Housing Authority of the City of Eureka

ATTEST:

Cheryl Churchill, Board Secretary

HOUSING AUTHORITY OF THE CITY OF EUREKA

RESOLUTION NO. 2035

A RESOLUTION DECLARING SCATTERED SITE PROPERTIES AS EXEMPT SURPLUS PROPERTY FOR REHABILITATION

WHEREAS, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as Humboldt County Assessor Parcel Number(s) 009-072-001 (NW portion), 009-074-001, 009-075-001, 009-076-001, 009-083-001, 009-083-002, 009-083-003 (collectively, the "Property"); and

WHEREAS, the Properties consist of approximately 6.20 acres of scattered sites at 605-630 Burrill Street, 3106-3329 Elizabeth Street, 531-728 West Everding Street, 621-729 West Harris Street, 3221-3251 Hiler Street, and 3107-3111 and 3213-3229 Prospect Avenue; and

WHEREAS, the Property is part of the Authority's Repositioning and Redevelopment Project for its affordable housing portfolio known as the Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

WHEREAS, the Surplus Land Act codified in Government Code section 54220 et seq., and the Updated Surplus Land Act Guidelines adopted by the California Department of Housing and Community Development require that written findings are to be made and adopted declaring property as either surplus property or exempt surplus property before a local agency may take any action to dispose of its property; and

WHEREAS, Government Code section 54221(f)(1)(F)(i), provides that property may be declared "exempt surplus property" for housing development that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, for a minimum of 55 years for rental housing; and

WHEREAS, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

Section 1. Recitals Incorporated. The above recitals and findings are incorporated herein as if set forth herein in full.

Section 2. Property No Longer Adequate. The Property, consisting of approximately 6.20 acres of scattered sites at 605-630 Burrill Street, 3106-3329 Elizabeth Street, 531-728 Everding Street, 621-729 West Harris Street, 3221-3251 Hiler Street, and 3107-3111 and 3213-3229 Prospect Avenue, is no longer adequate for continued public use in its current condition and requires substantial rehabilitation.

Section 3. Affordability Restrictions. Pursuant to Government Code section 54221(f)(1)(F)(i), the Property shall be developed with housing that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, with affordable rent as defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years for rental housing.

Section 4. Declaration of Exempt Surplus Property. Pursuant to Government Code § 54221(f)(1)(F)(i), the Property is hereby declared to be exempt surplus property; and, pursuant to Government Code § 54221(f)(1)(F)(ii), such affordable housing restrictions shall be contained in a covenant or restriction recorded against the Property at the time of transfer.

Section 5. Section 54224(f)(2) Characteristics. The Board of Commissioners finds and determines that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

Section 6. Authorization to Execute Documents. The Executive Director or their designee is authorized to take any actions necessary to complete the transfer of the Property for affordable housing development purposes, including submitting documentation to HCD for review and approval.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the City of Eureka, State of California this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kali Serotta, Board Chair
Board of Commissioners of the
Housing Authority of the City of Eureka

ATTEST:

Cheryl Churchill, Board Secretary

HOUSING AUTHORITY OF THE CITY OF EUREKA

RESOLUTION NO. 2036

A RESOLUTION DECLARING PROPERTY AT 1115 C STREET AS EXEMPT SURPLUS PROPERTY FOR AFFORDABLE SENIOR HOUSING

WHEREAS, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as Humboldt County Assessor Parcel Number 004-163-001 (the "Property"); and

WHEREAS, the Property is located at 1109-1127 C Street and 216 & 224 Clark Street in Eureka; and

WHEREAS, the Property is part of the Authority's Repositioning and Redevelopment Project for its affordable housing portfolio known as the Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

WHEREAS, the Surplus Land Act codified in Government Code section 54220 et seq., and the Updated Surplus Land Act Guidelines adopted by the California Department of Housing and Community Development require that written findings are to be made and adopted declaring property as either surplus property or exempt surplus property before a local agency may take any action to dispose of its property; and

WHEREAS, Government Code section 54221(f)(1)(F)(i), provides that property may be declared "exempt surplus property" for housing development that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, for a minimum of 55 years for rental housing; and

WHEREAS, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

Section 1. Recitals Incorporated. The above recitals and findings are incorporated herein as if set forth herein in full.

Section 2. Property No Longer Necessary. The Property, approximately 0.71 acres, consisting of 1109-1127 C Street and 216 & 224 Clark Street in Eureka, is no longer necessary for public use in its current configuration.

Section 3. Affordability Restrictions. Pursuant to Government Code section 54221(f)(1)(F)(i), the Property shall be developed with housing that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, with affordable

rent as defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years for rental housing.

Section 4. Declaration of Exempt Surplus Property. Pursuant to Government Code § 54221(f)(1)(F)(i), the Property is hereby declared to be exempt surplus property; and, pursuant to Government Code § 54221(f)(1)(F)(ii), such affordable housing restrictions shall be contained in a covenant or restriction recorded against the Property at the time of transfer.

Section 5. Section 54224(f)(2) Characteristics. The Board of Commissioners finds and determines that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

Section 6. Authorization to Execute Documents. The Executive Director or their designee is authorized to take any actions necessary to complete the transfer of the Property for affordable housing development purposes, including submitting documentation to HCD for review and approval.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the City of Eureka, State of California this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kali Serotta, Board Chair
Board of Commissioners of the
Housing Authority of the City of Eureka

ATTEST:

Cheryl Churchill, Board Secretary

HOUSING AUTHORITY OF THE CITY OF EUREKA

RESOLUTION NO. 2037

A RESOLUTION DECLARING PROPERTY AT 1137 C STREET AS EXEMPT SURPLUS PROPERTY FOR REHABILITATION

WHEREAS, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as Humboldt County Assessor Parcel Number 004-163-019 (the "Property"); and

WHEREAS, the Property is located at 1137 C Street in Eureka; and

WHEREAS, the Property is part of the Authority's Repositioning and Redevelopment Project for its affordable housing portfolio known as the Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

WHEREAS, the Surplus Land Act codified in Government Code section 54220 et seq. requires that written findings are made declaring property as either surplus property or exempt surplus property before a local agency may dispose of its property; and

WHEREAS, Government Code section 54221(f)(1)(F)(i) provides that property may be declared "exempt surplus property" for housing development that restricts 100 percent of residential units to low or moderate income households, with at least 75 percent restricted to lower income households, for a minimum of 55 years; and

WHEREAS, the Properties are no longer adequate in their current condition and require substantial rehabilitation; and

WHEREAS, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Properties.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

Section 1. Recitals Incorporated. The above recitals and findings are incorporated herein as if set forth herein in full.

Section 2. Properties No Longer Adequate. The Property, consisting of approximately 0.31 acres, located at 1137 C Street, Eureka, is no longer adequate for continued public use in its current condition and requires substantial rehabilitation.

Section 3. Affordability Restrictions. Pursuant to Government Code section 54221(f)(1)(F)(i), the Properties shall be developed with housing that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent restricted to lower income households, with affordable rent as

defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years.

Section 4. Declaration of Exempt Surplus Property. Pursuant to Government Code § 54221(f)(1)(F)(i), the Properties are hereby declared to be exempt surplus property; and such affordable housing restrictions shall be contained in covenants recorded against the Properties at the time of transfer.

Section 5. Section 54224(f)(2) Characteristics. The Board finds that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Properties.

Section 6. Authorization. The Executive Director is authorized to take any actions necessary to complete the transfer of the Properties for affordable housing development, including submitting documentation to HCD.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the City of Eureka, State of California this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kali Serotta, Board Chair
Board of Commissioners of the
Housing Authority of the City of Eureka

ATTEST:

Cheryl Churchill, Board Secretary

HOUSING AUTHORITY OF THE CITY OF EUREKA

RESOLUTION NO. 2038

A RESOLUTION DECLARING PROPERTY AS EXEMPT SURPLUS PROPERTY FOR EVERDING COMMUNITY CENTER/BOYS & GIRLS CLUB FACILITY

WHEREAS, the Housing Authority of the City of Eureka (also known as HACE) ("Authority") owns property located in the City of Eureka, County of Humboldt, California and identified as 3117-3135 Prospect Avenue, a portion of Humboldt County Assessor Parcel Number #009-072-001 (the "Property"); and

WHEREAS, the Property is part of the Authority's Eureka Housing Repositioning Initiative ("Repositioning Initiative"); and

WHEREAS, the Authority has selected a developer to develop the Everding Community Center/Boys & Girls Club Facility, which will provide community services and programming to residents of the affordable housing developments; and

WHEREAS, the community facility qualifies as an ancillary use that directly supports the affordable housing developments in the Repositioning Initiative, including after-school programs, educational services, recreational activities, and other supportive services for low-income families; and

WHEREAS, Government Code section 54221(f)(1)(F)(i) provides for exempt surplus property for housing development which may have ancillary commercial ground floor uses; and

WHEREAS, none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Eureka as follows:

Section 1. Recitals Incorporated. The above recitals and findings are incorporated herein as if set forth herein in full.

Section 2. Ancillary Community Facility. The Property shall be developed as a community service facility providing ancillary services to the affordable housing residents, including after-school programs, educational services, recreational activities, and supportive services for low-income families.

Section 3. Connection to Affordable Housing. The community facility serves the residents of the Green, Red, Blue, and Purple Phase developments, all of which restrict 100 percent of residential units to low or moderate income households, with at least 75 percent restricted to lower income households, for a minimum of 55 years.

Section 4. Declaration of Exempt Surplus Property. Pursuant to Government Code § 54221(f)(1)(F)(i), the Property is hereby declared to be exempt surplus property as an ancillary use to the affordable housing developments.

Section 5. Section 54224(f)(2) Characteristics. The Board finds that none of the characteristics set forth in Government Code section 54224(f)(2) apply to the Property.

Section 6. Authorization. The Executive Director is authorized to take any actions necessary to complete the transfer of the Property, including submitting documentation to HCD.

PASSED AND ADOPTED by the Board of Commissioners this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kali Serotta, Board Chair
Board of Commissioners of the
Housing Authority of the City of Eureka

ATTEST:

Cheryl Churchill, Board Secretary

Housing Authority of the City of Eureka & County of Humboldt
2026 Normally Scheduled Board Meetings

Date	Board	Notes
January 12	County Board	
January 20	City Board	Tuesday meeting due to Martin Luther King holiday
February 09	County Board	
February 17	City Board	Tuesday meeting due to President's Day holiday
March 09	County Board	Annual Meeting -Elect Officers
March 16	City Board	Annual Meeting -Elect Officers
April 13	County Board	
April 20	City Board	
May 11	County Board	
May 18	City Board	
June 08	County Board	
June 15	City Board	
July 13	County Board	Mission Statement Goals
July 20	City Board	Mission Statement Goals
August 10	County Board	Audit approvals
August 17	City Board	Audit approvals
September 14	County Board	Annual agency plan
September 21	City Board	Annual agency plan
October 13	County Board	Tuesday meeting due to Columbus Day holiday-Budget review/approval
October 19	City Board	Budget review/approval
November 10	County Board	Utility allowance Tuesday meeting due to Diwali observance
November 16	City Board	Utility allowance
December 14	County Board	
December 21	City Board	